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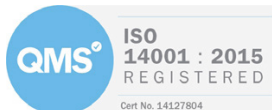


PHASE 2 GEO-ENVIRONMENTAL REPORT

job number	C5127/26/E/9508	date	30.07.2026
site address	Woodman Inn, Thunder Bridge Lane, Huddersfield, West Yorkshire, HD8 0PX		
written by	S. Hale	checked by	S. Alexander
issued by	S. Hale		



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Report on a Phase 2 Geo-environmental Investigation

Location:	Woodman Inn Thunder Bridge Lane, Huddersfield, West Yorkshire, HD8 0PX	
For:	Frederic Robinson Limited	
Report No.	C5127/26/E/9508	Report date: July 2026

For and on behalf of **Rogers Geotechnical Services Ltd**

Steven Hale BSc FGS Geo-environmental Engineer	Scott Alexander BSc FGS Senior Geo-environmental Engineer
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Report Summary¹

Item	Comments	Section
Development	Dismantling of the existing marquee structure, followed by the construction of a single storey structure.	1.
Geology	Superficial geology – Alluvium. Solid geology – Greenmoor Rock.	5.
Strata Conditions	Generally weathered sandstone was encountered at the near surface.	6.1
Groundwater	None encountered.	6.2
Foundation Design	Shallow foundations recommended.	9.
Effect of Sulphates	DS-1, AC-1s, DC-1.	9.4
Contamination	No contamination detected during investigation.	10.

¹ This summary should not be relied upon to provide a comprehensive review. All of the information contained in this document should be considered.

1. Introduction

It is understood that the existing marquee structure is to be dismantled and a new permanent single storey structure is proposed. . Consequently, a site investigation has been undertaken in accordance with the instruction from the client. This work was required in order to determine the nature of the underlying soils, to assess their engineering properties and to assist in the design of safe and economical foundations for the proposed development. This investigation also takes into consideration the risk of any contamination present. This report describes the work undertaken, presents the data obtained and discusses the ground conditions in relation to the proposed works.

2. Limitations

The recommendations made and opinions expressed in this report are based on the ground conditions revealed by the site works, together with an assessment of the site and of the laboratory test results. Whilst opinions may be expressed relating to sub-soil conditions in parts of the site not investigated, for example between borehole positions, these are for guidance only and no liability can be accepted for their accuracy.

This report has been prepared in accordance with our understanding of current best practice. However, new information or legislation, or changes to best practice may necessitate revision of the report after the date of issue.

3. Desk Study

A Phase 1 Desk Study has been undertaken by Rogers Geotechnical Services (RGS) and the results were presented as report number C5127/25/E/7817_Rev1 in September 2025. This report has been used extensively during the current intrusive investigation.

4. Fieldworks

The fieldworks were undertaken on the 18th June 2026 and included three hand-held windowless sample boreholes due to access constraints.

The investigatory locations are shown on the site plan which is presented in Appendix 1 to this report.

4.1 Hand-held Windowless Sample Boreholes

Three boreholes were sunk using hand-held windowless sampling equipment. The cores were undertaken in 1m lengths with a diameter of approximately 47mm. The recovered cores were sealed and returned to the laboratory for logging and subsequent testing. The soils were described in general accordance with BS5930: 2015+A1: 2020, and full descriptions are given on the windowless sample records which are presented in Appendix 2. Also included on these records are the core diameters and percentages of core recovered.

5. Geology

The available published geological data for the site has been examined and the following table presents the anticipated geology.

Table 1: Geological Data for the Site

Strata Type	Strata Name ²	Parent Unit ³	Description ³
Superficial Geology	Alluvium	Fluvial Deposits	Normally soft to firm, compressible silty clay, but can contain layers of silt, sand, peat and basal gravel.
Solid Geology	Greenmoor Rock	Pennine Lower Coal Measures Formation	The Greenmoor Rock is a fine-grained thinly bedded, ripple cross-laminated sandstone. Within this district it usually occurs as groups of thin sandstone and siltstone beds interbedded with greenish grey mudstone.

6. Strata Conditions

In accordance with the geology of the area, the succession has been shown to include the following:

Table 2: Generalised Strata Profile

Depth m below ground level to underside of layer	Strata Type	Positions Encountered	Groundwater Strikes m below ground level
0.05	TOPSOIL (Soft, dark brown, organic SILT)	WS01	None
+0.40 – +1.00	Yellowish brown and grey SANDSTONE recovered as a clayey, sandy gravel. [GREENMOOR ROCK]	All	None

'+' denotes that the strata extended below the termination depth of the investigated positions, thus the extent of the deposit is only proven to the depths indicated

6.1 General Strata

The borehole records indicate that sandstone will be present at surface or beneath a nominal capping of topsoil. Indeed, sandstone anticipated to represent the Greenmoor Rock was recovered as a clayey, sandy gravel to refusal depths of between 0.40m and 1.00m below ground level (bgl).

6.2 Groundwater

No groundwater strikes were observed during the site investigation. However, it should be appreciated that the normal rate of boring does not permit the recording of an equilibrium water level for any one strike, moreover, groundwater levels are subject to seasonal variation or changes on local drainage conditions.

² Sources: British Geological Survey (NERC) Map Sheet 86; Glossop; Solid and Drift Edition, and GeoIndex Onshore Viewer [online resource from www.bgs.ac.uk]

³ Sources: British Geological Survey (NERC) Lexicon of Named Rock Units [online resource from www.bgs.ac.uk]

7. Laboratory Testing - Geotechnical

It should be appreciated that due to the limited sample recovery and shallow nature of the progressed boreholes, no geotechnical or classification testing was undertaken in order to preserve sample for the environmental testing.

8. Laboratory Testing - Environmental

A suite of testing was conducted on samples from across the site and the following regime was undertaken.

- Metals – Cd, Cr^{VI}, Cu, Hg, Ni, Pb, V and Zn.
- Semi and Non-Metals - As, Se, Free CN⁻ and Phenols.
- Polycyclic aromatic hydrocarbons (PAHs).
- Petroleum hydrocarbons (TPHs).
- Others – pH, organic content and total/soluble SO₄²⁻.
- Asbestos.

This testing was undertaken by i2 Analytical Ltd and the results of all of the chemical testing are presented in Appendix 3 of this report.

9. Discussion of Ground Conditions - Geotechnical

It is understood that the existing marquee structure is to be dismantled and a new permanent single storey structure is proposed. At the time of writing this report the precise layout and method of construction is not known, thus the discussion below is of a generalised nature.

9.1 Foundations

Based on the ground investigation, soils considered to represent weathered surface of the Greenmoor Rock sandstone member. On this basis, it is considered that foundations could include the provision of strip and spread footings placed upon this material revealed at depths of around 0.40m. This material would possess a significant bearing capacity, probably being in excess of 250kN/m². Therefore, at a typical foundation load for a structure of this size, the factor of safety against general shear failure will be high, probably exceeding 10. In addition, it is considered that nominal settlements will occur under the action of the proposed increase in load.

9.2 General Comments for Excavations

The stability of excavation faces cannot be guaranteed thus temporary support to the excavation faces may become necessary unless the foundations are constructed using trench-fill techniques. In this method the foundation trenches should be excavated, inspected and backfilled with concrete as a continuous operation. Under no circumstances should operatives be allowed to enter unsupported excavations.

Should the excavations be required to stand open, it is considered that a blinding layer of lean-mixed concrete be placed over the sub-grade. This expedient will reduce loosening or softening of the underling soil due to both physical disturbance and the ingress of surface water.

Should seepage of groundwater be encountered it is considered that it could be dealt with using a simple form of de-watering. Such a system could include the excavation of sumps from which the water could be pumped.

9.3 Ground-floors

On the basis of the relatively competent soils at shallow depth, it is considered that a ground bearing ground floor slab could be utilised at this site. In this instance it may be necessary to compact the sub-grade using a vibrating roller to ensure the near surface soils are adequately compacted.

9.4 Effect of Sulphates

In view of the nature of the underlying soils it is considered that the design sulphate class be assessed with reference to Table C2⁴, which is provided in BRE Special Digest 1, *Concrete in aggressive ground*: Part C. On the basis of this table and considering the soluble sulphate contents recorded, it can be shown that well compacted buried concrete should be designed in accordance with Class DS-2 requirements. Assuming static groundwater, the table also indicates that the aggressive chemical environment for concrete (ACEC) classification is AC-1s.

In order to evaluate the design chemical (DC) class for the buried concrete at this site reference should be made to Table D1⁵, which can be found in Part D, *Specifying concrete for general cast-in-situ use*, of BRE Special Digest 1. From this table it may be shown that for an intended working life of at least 50 years the concrete design class DC-1 is required.

10. Discussion of Ground Conditions - Environmental

10.1 Discussion of Test Results

It is understood that the existing marquee structure is to be dismantled and a new permanent single storey structure is proposed. Consequently, the site may be classified as public open space. This has been selected instead of commercial as the end usage is likely to include external seating and/or leisure areas, which may expose end users to soils, not considered during a commercial only scenario.

10.1.1 Soil Samples

The results of the chemical testing undertaken on soil samples obtained during this investigation have been compared to the ATRISK soil screening values (SSVs) as compiled by WS Atkins plc. With respect to the results it should be appreciated that the soil organic matter (SOM) content for the samples tested was found to range between 1.50% and 2.20%. On this basis, it is considered

⁴ Table C2, *Aggressive Chemical Environment for Concrete (ACEC) classification for brownfield locations*

⁵ Table D1, *Selection of the DC Class and the number of APMs for concrete elements where the hydraulic gradient due to groundwater is 5 or less: for general in-situ use of concrete.*

that the screening values associated with 1% SOM should be adopted. These values have been derived in such a way as to adhere to the principles within the revised CLEA model and include the most current release of the SGVs. A list of subscribers is provided within the website⁶ and these include many local authorities.

A comparison of the results of the testing, together with the data given above, can be found within Appendix 3. These results indicate the following:

Table 3: Summary of Contaminated Areas

Location	Depth (m)	Contaminants found to be exceeding SSVs (Public Open Space)
WS01	0.5 – 1.0	PAHs: (Benzo(g,h,i)perylene).
WS02	0 – 0.4	PAHs: (Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Indeno(1,2,3-cd)pyrene, Dibenzo(a,h)Anthracene & Benzo(g,h,i)perylene)
WS03	0 – 0.4	PAHs: (Indeno(1,2,3-cd)pyrene & Benzo(g,h,i)perylene).

Concentrations of cadmium, chromium^{VI}, mercury, free cyanide, phenols (total) and total petroleum hydrocarbons (aliphatic C5 to C21; aromatic C5 to C35) were below the detection limits for the tests. Detectable levels of all other contaminants were recorded, but these fell below the associated Atrisk Soil Screening Values. In addition, no asbestos was detected within the soils samples tested.

It should be appreciated that the soil screening values for PAHs and TPHs (where appropriate) represents vapour saturation limits. The inhalation of vapour pathway contributes less than 10% of total exposure, which is unlikely to significantly affect the combined assessment criterion⁷. In view of this, the ATRISK soil SSVs notes that the users may wish to consider using a combined assessment criterion if free product is not observed, the values for which are also provided on the summary of contamination analysis. It is therefore considered that the criteria for no free product should be adopted for the PAHs and TPHs at this site. The results of the contaminants found to exceed these screening values are tabulated below:

Table 4: Summary of Areas Contaminated by PAHs & TPHs

Location	Depth (m)	Contaminants found to be exceeding SSVs (Public Open Space)
WS01	0.5 – 1.0	None.
WS02	0 – 0.4	None.
WS03	0 – 0.4	None.

On the basis of the above information, the results of the investigation have concluded that the site is uncontaminated with regards to the intended end use.

⁶ <http://www.atrisksoil.co.uk/pages/general/subscribers.asp>

⁷ Ref: ATRISK soil, SSVs derived using CLEA v1.071 for 1% SOM, Public open space land use, 23.06.17.

10.2 Site Specific Risk Assessment

10.2.1 Approach

The presence of contamination hazards and the risks associated with them should be assessed in accordance with industry practice and the 'suitable for use' approach. This has been conducted with reference to The Department for Environment, Food and Rural Affairs (DEFRA) and The Environment Agency⁸ advice on the assessment of risks arising from the presence of contamination in soils and using the source-pathway-receptor approach.⁹ This method dictates that there must be a risk of contaminant produced at a 'source' in sufficient concentration to cause harm and there must be a 'pathway' for the contaminant to reach an identifiable 'receptor' for the linkage to be proved and a contamination hazard to be considered present. Not all substances are contaminants and not all contaminants are considered to be a risk. Indeed DEFRA and The Environment Agency state that 'a contaminant is a substance which has the potential to cause harm, while a risk itself is considered to exist if such a substance is present in sufficient concentration to cause harm and a pathway exists for a receptor to be exposed to the substance.'¹⁰

10.2.2 Conceptual Ground Model and Risk Assessment

In view of the results of the chemical testing undertaken the conceptual site model is presented accordingly as Table 5.

The preliminary risk assessment has been evaluated with reference to the following ratings and definitions:

N/A -	A source-pathway-receptor linkage is not considered to exist and therefore a risk assessment is not required.
Low -	A pollution linkage is unlikely and/or the likelihood of harm occurring is low and of minor consequence.
Moderate -	The linkage exists but the likelihood of harm occurring is not considered to be significant although remedial action may be necessary
High -	The linkage exists and the available data indicates that significant harm may be caused and remedial action could be necessary.

The results of the risk assessment are presented in Table 5.

⁸ R&D Publication CLR 8, 'Assessment of Risks to Human Health from Land Contamination: An overview of the Development of Soil Guideline Values and Related Research'.

⁹ The pollution linkage approach was developed by 'Circular 2/2000 Contaminated Land: Implementation of Part II of The Environmental Protection Act 1990' which provides meanings for the terms contained in The Environmental Protection Act 1990 Part IIA, the primary legislation for addressing the issues of contaminated land.

¹⁰ See 'Circular 2/2000 Contaminated Land: Implementation of Part II of The Environmental Protection Act 1990', appendix A.

Table 5: Conceptual Site Model and Site-Specific Risk Assessment

Conceptual Site Model			Site Specific Risk Assessment	
Pathways	Receptor	Linkage Present?	Risk Rating	Actions Required
Direct contact/dermal absorption/soil ingestion	Operative	Yes – Contact with soil likely during works, however, no contamination detected during the investigation.	Low	Good building practices should be followed during the construction phase. No further action required.
	End User	Yes – End users may come into contact with soil, however, no contamination detected during the investigation.	Low	
	Neighbours	Yes – Immediate neighbours are present, however, no contamination detected during the investigation.	Low	
Inhalation of Dust/Vapours	Operative	Yes – Dust may be produced during works, however, no contamination detected during the investigation.	Low	Good building practices should be followed during the construction phase. No further action required.
	End User	Yes – End users may produce dust, however, no contamination detected during the investigation.	Low	
	Neighbours	Yes – Immediate neighbours present adjacent to the site, however, no contamination detected during the investigation.	Low	
Ingestion of fruit/vegetables and/or waters	Operative	No – no edible plants or contained water sources in the area of the proposed new works.	N/A	Good building practices should be followed during the construction phase. No further action required.
	End User	Yes – Soft landscaped areas are presumed to be present as part of the development, however, no contamination detected during the investigation.	Low	
	Neighbours	Yes – Residential dwellings present within 250m of the site, however, no contamination detected during the investigation.	Low	
Migration of hazardous gases via permeable strata or shallow mining activity	Operative	No – There are no credible sources of contamination present on site or within the surrounding area.	Low	No further action required.
	End User		Low	
	Neighbours		Low	

Spillage/loss/run off direct to receiving water	Controlled Waters	Yes – The Thunder Bridge Dike is present adjacent to the site, however, no contamination detected during the investigation.	Moderate	Good building practices should be followed during the construction phase. No further action required. Care taken to ensure no contamination of adjacent stream by materials occurs.
Migration via permeable unsaturated strata	Controlled Waters	Yes – A secondary A aquifer is present beneath the site, however, no contamination detected during the investigation.	Low	
Run off via drainage/sewers etc	Controlled Waters	Yes – Services may be present on site, however, no contamination detected during the investigation.	Low	
Direct contact with contaminated soils	Plants	Yes – Soft landscaped areas are presumed to be present as part of the development, however, no contamination detected during the investigation.	Low	Good building practices should be followed during the construction phase. No further action required.
Uptake via root system			Low	
Direct contact with contaminated soils	Building Materials	Yes – Elevated levels of PAHs revealed at the site may represent a risk to building materials or plastic water pipes. Moreover, testing indicates that the aggressive chemical environment for concrete classification is AC-1s.	Moderate (plastic services)	Please see section 11.3.3 for information on good building practice.
Direct contact with contaminated groundwater			Low (buried concrete)	
Exposure to Radon	Operative	No – Not in a radon affected area.	N/A	Less than 1% of properties are above the action level. No radon protection measures required.
	End User			

10.3 Indicative Remediation Strategy

In view of the site specific risk assessment it is considered that it will not be necessary to undertake any specific remediation at this site. It should be appreciated, however, that careful inspection of the subgrade should be made during the groundworks. Should areas of contamination be detected then further testing may become necessary.

10.3.1 General Approach to Construction

In order to fulfil the objectives defined above it is likely that the following remedial strategy could be utilised. It is recommended that a pragmatic approach be undertaken, with observational techniques being employed at each stage of the work.

Ground-works

During the ground-works phase of the development, protection to the site operatives is required. The risk to site operatives is considered under the Health and Safety at Work Act 1974, together with regulations made under the act, which includes the Control of Substances Hazardous to Health (COSHH) regulations. Therefore, the risks to site personnel must be considered under the Construction Design and Management (CDM) regulations at the planning stage and be included in the contractor's Health and Safety Plan and site specific Method Statements. These documents should include the following main elements.

- Site operatives at all levels should be made aware of the fundamental principles of identifying potentially contaminated soils and the hazards of working with such soils not identified by the ground investigation.
- Personal hygiene facilities, including washing and messing, must be provided and site operatives encouraged to use them.
- Where work is undertaken in dry weather the site should be dampened down to avoid dust. In addition, dust masks must be provided to all site operatives for use at all times.
- Where vehicles are transferring soil to landfill site they should be covered to prevent any potential contamination of the surrounding area by dust.
- Any stockpiles of soil should be sheeted over to prevent excessive amounts of airborne dust.
- Given the proximity to the stream, no stockpiles should be placed along the western boundary to ensure no soils or materials can enter into the stream.
- Where work is undertaken in wet weather, vehicle and wheel washing facilities are required to ensure that the vehicles leaving the site do not transfer any potential contamination to surrounding areas.

On completion of the ground-works a careful site inspection of the sub-grade would be required. Should visual or olfactory evidence of contamination be revealed then further testing may become necessary.

Construction

During the construction phase of the development the following items are required to protect the structure from the potential contaminants revealed at this site.

- Beneath, pavements and hard-standings clean inert granular sub-base should be employed.
- For buried concrete the results of the sulphate and pH testing indicate that the design sulphate class for the site should be DS-1.

10.4 Fill Materials

It should also be appreciated that any fill material, either site-won or imported, to be employed at the site should be subjected to the following assessment to determine its suitability.

Fill materials should be initially screened, by a suitably qualified engineer to establish that:

- It is a suitable growing media if it is to be employed as such, including compliance with BS3882 (2015)
- It is free from obvious contamination i.e. visual or olfactory evidence
- It has not come from areas where Japanese Knotweed or other invasive or injurious plants are suspected to be growing
- It is not a statutory nuisance, such as being odorous
- It is free from unsuitable material i.e. whole bricks, brick ties, timber or glass.

It should also be appreciated that any fill should be subjected to validation testing to assess its suitability. The following table has been taken from YALPAG¹¹ documentation and may be used as a guide. Depending on the origin and nature of the material, not all fill will require the sampling frequency and testing indicated, although this should be in agreement with any regulatory bodies (such as the Local Authority).

Table 6: Validation Sampling and Testing

Fill Type	Frequency	Minimum Determinands
Virgin Quarried Material	1 or 2 depending on the type of stone utilised, to confirm the inert nature of the material.	Standard metals/metalloids (should include as a minimum As, Cd, Cr, CrVI, Cu, Hg, Ni, Pb, Se, Zn)
Crushed Hardcore, Stone, Brick	Minimum 1 per 500m ³	Standard metals/metalloids (as above), PAH (16 USEPA speciation), asbestos, total TPH. Any additional analysis dependant on the history of the donor site (e.g. phenol, total cyanide, BTEX, MTBE).
Greenfield/ Manufactured Soils	Minimum 3 Dependent on source and receptor, between 1 per 50m ³ and 1 per 250m ³	Standard metals/metalloids (as above), PAH (16 USEPA speciation), asbestos, pH and soil organic matter (SOM) (or calculated from total organic carbon (TOC)).
Brownfield/ Screened Soils	Minimum 6 Dependent on source and receptor, between 1 per 50m ³ and 1 per 100m ³	Standard metals/ metalloids (as above), PAH (16 USEPA speciation), TPH (CWG banded), asbestos, pH and SOM (or calculated from TOC). Any additional analysis dependant on the history of the donor site (e.g. phenol, total cyanide, BTEX, MTBE)..

¹¹ YALPAG Technical Guidance for Developers, Landowners and Consultants – Verification Requirements for Cover Systems V4 .1 Appendix 1a, June 2021

10.5 Verification Report

It is not anticipated that it will be necessary to produce a verification report for submission to any statutory authorities. However, should any fill be imported to site it may be necessary to produce a report characterising the suitability of the clean material. Such a report would include the derivation of the material, comments from a visual screen, the test results of chemical screening, delivery tickets where appropriate and the conditions by which the clean material has been stored and handled on site.

The report detailed above should be produced by a suitably qualified engineer. The number of verification areas for the development should be confirmed with any statutory authorities for the site.

11. Recommendations for Further Work

- This report should be forwarded to the relevant authorities as soon as practicable to ensure they have sufficient time to review and discuss any issues.
- Detailed design of the sub-structure.

Clearly Rogers Geotechnical Services Ltd would be happy to offer advice with respect to the above and assist where necessary.

12. References

- British Geological Survey (NERC) (2026), BGS, Keyworth.
 - GeolIndex Onshore Viewer:
 - (<https://www.bgs.ac.uk/>)
 - Lexicon of Named Rock Units:
 - (<http://www.bgs.ac.uk/lexicon/>)
- British Standards Institution (1990) BS1377: *British standard methods of test for soils for civil engineering purposes*, B.S.I., London.
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- British Standards Institution (2015 +A1: 2020) BS 5930: *Code of practice for ground investigations*, B.S.I., London.
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- British Standards Institution (2015 +A1:2019) BS8485: *Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings*, B.S.I., London.
- British Standards Institution (2013), BS 8576 *Guidance on Investigations for Ground Gas – Permanent Gases and Volatile Organic Compounds*.
- British Standards Institution (2017) BS EN ISO 14688: *Geotechnical investigation and testing – Identification and classification of soil*, B.S.I., London.
- Building Research Establishment (BRE) Special Digest 1 (2005), Third Edition: *Concrete in aggressive ground*, BRE Press, Garston.
 - Part C: *Assessing the aggressive chemical environment*.
 - Part D: *Specifying concrete for general cast-in-situ use*.
- Department for Environment, Food and Rural Affairs and the Environment Agency (2009) DEFRA Science Report – Final SC050021/SR2, *Human Health toxicological assessment of contaminants in soil*. Environment Agency, Bristol.
- Department for Environment, Food and Rural Affairs and the Environment Agency (2009) DEFRA Science Report – SC050021/SR3, *Updated technical background to the CLEA model*. Environment Agency, Bristol.
- Department for Environment, Food and Rural Affairs (2014) SP1010: *Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination – Policy Companion Document*.
- Wilson S, Oliver S, Mallet H, Hutchings H, Card G, *Assessing risks posed by ground gasses to buildings*, CIRIA Report C665.

Appendix 1

Site Plan



Notes:
Investigation positions approximated from site operative's notes.



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Client:
Frederic Robinson Limited

Job Number:
C5127/26/E/9508

Project Details:
Woodman Inn, Thunder Bridge Lane

Scale:	Not to scale - reference only
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...delivered using our own drilling rigs / crews / soils lab / engineers



Appendix 2

Borehole Records

							Borehole Log			Borehole No. WS01 Sheet 1 of 1	
Project Name: Woodman Inn				Project No. C5127/26/E/9508		Co-ords:			Hole Type WLS		
Location: Thunder Bridge Lane, Huddersfield, West Yorkshire, HD8 0PX				Level:			Scale 1:25			Logged By SH	
Client: Frederic Robinson Limited				Dates: 18/06/2026							
Well	Water Strikes	Samples and In Situ Testing					Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Dia. (mm)	TCR (%)	Results					
		0.50 - 1.00	ES	47	100		0.05			TOPSOIL (Soft, sark brown, organic SILT). Yellowish brown and grey SANDSTONE recovered as a clayey, sandy gravel. [GREENMOOR ROCK]	
							1.00			End of Borehole at 1.00m	1
											2
											3
											4
											5
Remarks 1. Position scanned for services using CAT and Genny.											

							Borehole Log			Borehole No. WS02 Sheet 1 of 1	
Project Name: Woodman Inn				Project No. C5127/26/E/9508		Co-ords:			Hole Type WLS		
Location: Thunder Bridge Lane, Huddersfield, West Yorkshire, HD8 0PX				Level:			Scale 1:25				
Client: Frederic Robinson Limited				Dates: 18/06/2026			Logged By SH				
Well	Water Strikes	Samples and In Situ Testing					Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Dia. (mm)	TCR (%)	Results					
		0.00 - 0.40	ES	47	100		0.40			Yellowish brown and grey SANDSTONE recovered as a clayey, sandy gravel. [GREENMOOR ROCK]	
										End of Borehole at 0.40m	
1 2 3 4 5											
Remarks 1. Position scanned for services using CAT and Genny.											

							Borehole Log				Borehole No. WS03 Sheet 1 of 1		
Project Name: Woodman Inn							Project No. C5127/26/E/9508		Co-ords:			Hole Type WLS	
Location: Thunder Bridge Lane, Huddersfield, West Yorkshire, HD8 0PX							Level:			Scale 1:25			
Client: Frederic Robinson Limited							Dates: 18/06/2026			Logged By SH			
Well	Water Strikes	Samples and In Situ Testing					Depth (m)	Level (m)	Legend	Stratum Description			
		Depth (m)	Type	Dia. (mm)	TCR (%)	Results							
		0.00 - 0.40	ES	47	100		0.40			Yellowish brown and grey SANDSTONE recovered as a clayey, sandy gravel. [GREENMOOR ROCK]			
										End of Borehole at 0.40m			
											1		
											2		
											3		
											4		
											5		
Remarks													
1. Position scanned for services using CAT and Genny.													

Appendix 3

Laboratory Testing

Rogers Geotechnical Services Ltd
Unit 1 Manorcroft Works
Commercial Road
Skelmanthorpe
HD8 9DT

t: 01484 604354

e: harry.letch@rogersgeotech.co.uk

i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t: 01923 225404

f: 01923 237404

e: info-i2analytical@normecgroup.com

Analytical Report Number : 26-038215

Project / Site name:	Woodman Inn	Samples received on:	15/07/2026
Your job number:	C5127/26/E/9508	Samples instructed on/ Analysis started on:	15/07/2026
Your order number:	PO-3907	Analysis completed by:	27/07/2026
Report Issue Number:	1	Report issued on:	27/07/2026
Samples Analysed:	3 soil samples		



Signed: _____

Eric Crociquia
Customer Service
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting
air	- once the analysis is complete

Excel copies of reports are only valid when accompanied by this PDF certificate.

Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 26-038215
Project / Site name: Woodman Inn
Your Order No: PO-3907

Lab Sample Number	983598	983599	983600
Sample Reference	WS01	WS02	WS03
Sample Number	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A
Depth (m)	0.50-1.00	0.00-0.40	0.00-0.40
Date Sampled	14/07/2026	14/07/2026	14/07/2026
Time Taken	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status

Mass of stone >10mm	%	0.1	NONE	5.6	28.7	2.4
Moisture Content	%	0.01	NONE	20	13	15
Total mass of sample received	kg	0.1	NONE	0.9	1	1.1

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	PKU	PKU	PKU
Analysis completed	N/A	N/A	N/A	24/07/2026	24/07/2026	24/07/2026

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	6.5	7.2	7.6
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	0.055	0.029	0.031
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	69	55	23
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	34.3	27.7	11.6
Organic Matter (automated)	%	0.1	MCERTS	2.2	1.5	1.5

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	0.18	0.06
Fluorene	mg/kg	0.05	MCERTS	< 0.05	0.16	0.06
Phenanthrene	mg/kg	0.05	MCERTS	0.1	1.3	0.37
Anthracene	mg/kg	0.05	MCERTS	< 0.05	0.46	0.14
Fluoranthene	mg/kg	0.05	MCERTS	0.13	2.7	0.4
Pyrene	mg/kg	0.05	MCERTS	0.13	2.3	0.35
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.1	1.2	0.18
Chrysene	mg/kg	0.05	MCERTS	0.09	1.2	0.18
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.12	1.6	0.19
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	0.71	0.11
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.1	1.3	0.17
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.06	0.73	0.09
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	0.2	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.06	0.71	0.06

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	0.9	14.8	2.36
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Analytical Report Number: 26-038215
Project / Site name: Woodman Inn
Your Order No: PO-3907

Lab Sample Number	983598	983599	983600
Sample Reference	WS01	WS02	WS03
Sample Number	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A
Depth (m)	0.50-1.00	0.00-0.40	0.00-0.40
Date Sampled	14/07/2026	14/07/2026	14/07/2026
Time Taken	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	9.6	8.4	5.5
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S ^{U/S g}	U/S ^{U/S g}	< 1.8
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	< 1.80	< 1.80	-
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	28	21	21
Copper (aqua regia extractable)	mg/kg	1	MCERTS	22	18	13
Lead (aqua regia extractable)	mg/kg	1	MCERTS	37	36	24
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	29	22	18
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	1
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	34	27	27
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	75	59	50

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_ID_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_ID_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_ID_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_ID_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_ID_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_ID_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_ID_AL}	mg/kg	8	MCERTS	< 8.0	36	< 8.0
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_ID_AL}	mg/kg	10	NONE	< 10	36	< 10

TPHCWG - Aromatic >EC5 - EC7 _{HS_ID_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_ID_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_ID_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_ID_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_ID_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_ID_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_ID_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_ID_AR}	mg/kg	10	NONE	< 10	< 10	< 10

VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number : 26-038215

Project / Site name: Woodman Inn

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
983598	WS01	None Supplied	0.50-1.00	Brown loam and clay with vegetation and stones
983599	WS02	None Supplied	0.00-0.40	Brown loam and clay with vegetation and stones
983600	WS03	None Supplied	0.00-0.40	Brown loam and clay with gravel and stones

Analytical Report Number : 26-038215

Project / Site name: Woodman Inn

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Hexavalent chromium in soil by Ion Chromatography	Determination of hexavalent chromium in alkaline soil extract by use of ion chromatography with spectrophotometric detection	In-house method	L130B	W	NONE
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazine followed by colorimetry	In-house method	L080-PL	W	MCERTS
Free cyanide in soil	Determination of free cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS

Analytical Report Number : 26-038215

Project / Site name: Woodman Inn

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30°C.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Where coal tar is reported as "indicative/not indicative", PAH source attribution has been assessed using the ratio of parent PAHs to alkylated PAHs to indicate a likely pyrogenic (coal tar-related) or petrogenic (bitumen-related) origin. This assessment is independent of total residue and/or benzo(a)pyrene concentrations and is provided for indicative purposes only; it represents a single line of evidence and does not, in isolation, constitute confirmation or classification as hazardous under WM3 guidance.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution

*U/S g- Unsuitable for analysis due to high colour intensity.



Rogers Geotechnical Services: Soil Screening Values Comparison Sheet



Rogers Geotechnical Services Ltd: Soil Screening Value (SSV) Comparison Sheet													
Job Number	C5127/26/E/9508			A = WS Atkins PLC, Atrisk Soil Screening Values. A+ = Values updated June 2017. A* = Atrisk's SSV is lower than i2's detectable limit for this compound. B = health criterion values, which are available from toxicological reviews published in the C4SL project methodology report. C = Category 4 Screening Levels (C4SLs) based on 6% soil organic matter. D = Value provided is based on Methyl Mercury. Should elemental mercury be observed or a source be known then a limit of 102 should be used.									
Job Name	Woodman Inn			KEY Exceeds SSV Exceeds 2017, Below 2015 Below limit of detection (LOD)									
Date	27.07.2026			Sample Location	WS01	WS02	WS03						
Client	Frederic Robinson Limited			Depth Top	0.5	0	0						
				Depth Base	1.0	0.4	0.4						
Determinand	Units	Ref	LOD	Public Open Space Park 1%									
				Atrisk 2015 (No Free Product)	Atrisk 2017								
Cadmium	mg/kg	C	0.2		882	< 0.2	< 0.2	< 0.2					
Chromium (Hexavalent)	mg/kg	B/C	1.8	251	132	< 1.8	< 1.8	< 1.8					
Copper	mg/kg	A+	1.0		45200	22.00	18.00	13.00					
Mercury	mg/kg	A/D	0.3		94.3	< 0.3	< 0.3	< 0.3					
Nickel	mg/kg	A+	1.0		804	29.00	22.00	18.00					
Lead	mg/kg	C	1.0		1340	37.00	36.00	24.00					
Zinc	mg/kg	A+	1.0		201000	75.00	59.00	50.00					
Vanadium	mg/kg	A+	1.0		7490	34.00	27.00	27.00					
Arsenic	mg/kg	C	1.0		168	9.60	8.40	5.50					
Selenium	mg/kg	A	1.0		2550	< 1.0	< 1.0	1.00					
Cyanide (Free)	mg/kg	A	1.0		34	< 1.0	< 1.0	< 1.0					
Total Phenols	mg/kg	A	1.0		685	< 1.0	< 1.0	< 1.0					
Naphthalene	mg/kg	A+	0.05	623	75.04	< 0.05	< 0.05	< 0.05					
Acenaphthylene	mg/kg		0.05			< 0.05	< 0.05	< 0.05					
Acenaphthene	mg/kg	A+	0.05	0	28600	< 0.05	0.18	0.06					
Fluorene	mg/kg	A+	0.05	0	19600	< 0.05	0.16	0.06					
Phenanthrene	mg/kg		0.05			0.10	1.30	0.37					
Anthracene	mg/kg	A+	0.05		150000	< 0.05	0.46	0.14					
Fluoranthene	mg/kg	A+	0.05		20200	0.13	2.70	0.40					
Pyrene	mg/kg	A+	0.05		15100	0.13	2.30	0.35					
Benzo[a]anthracene	mg/kg	A	0.05	9.52	1.71	0.10	1.20	0.18					
Chrysene	mg/kg	A	0.05	993	0.44	0.09	1.20	0.18					
Benzo[b]fluoranthene	mg/kg	A	0.05	11.5	1.22	0.12	1.60	0.19					
Benzo[k]fluoranthene	mg/kg	A	0.05	123	0.686	< 0.05	0.71	0.11					
Benzo[a]pyrene	mg/kg	B/C	0.05	21.4	8.6	0.10	1.30	0.17					
Indeno(1,2,3-c,d)Pyrene	mg/kg	A*	0.05	11.2	0.0614	0.06	0.73	0.09					
Dibenz(a,h)Anthracene	mg/kg	A	0.05	1.27	0.00393	< 0.05	0.20	< 0.05					
Benzo[g,h,i]perylene	mg/kg	A	0.05	143	0.0187	0.06	0.71	0.06					
Total Of 16 PAH's	mg/kg		0.8			0.90	14.80	2.36					
Aliphatic TPH >C5-C6	mg/kg	A+	0.01	109000	327	< 0.010	< 0.010	< 0.010					
Aliphatic TPH >C6-C8	mg/kg	A+	0.01	163000	157	< 0.010	< 0.010	< 0.010					
Aliphatic TPH >C8-C10	mg/kg	A+	0.01	9720	82.4	< 0.010	< 0.010	< 0.010					
Aliphatic TPH >C10-C12	mg/kg	A+	1.0	17700	49.9	< 1.0	< 1.0	< 1.0					
Aliphatic TPH >C12-C16	mg/kg	A+	2.0	23800	20.9	< 2.0	< 2.0	< 2.0					
Aliphatic TPH >C16-C21	mg/kg	A+	8.0		864000	< 8.0	< 8.0	< 8.0					
Aliphatic TPH >C21-C35	mg/kg	A+	8.0		864000	< 8.0	36.00	< 8.0					
Aliphatic TPH >C35-C44	mg/kg		10.0										
Total Aliphatic Hydrocarbons	mg/kg		10.0										
Aromatic TPH >C5-C7	mg/kg	A+	0.01		139	< 0.010	< 0.010	< 0.010					
Aromatic TPH >C7-C8	mg/kg	A+	0.01	69900	835	< 0.010	< 0.010	< 0.010					
Aromatic TPH >C8-C10	mg/kg	A+	0.02	5140	613	< 0.020	< 0.020	< 0.020					



Rogers Geotechnical Services: Soil Screening Values Comparison Sheet



Rogers Geotechnical Services Ltd: Soil Screening Value (SSV) Comparison Sheet													
Job Number	C5127/26/E/9508			A = WS Atkins PLC, Atrisk Soil Screening Values. A+ = Values updated June 2017. A* = Atrisk's SSV is lower than i2's detectable limit for this compound. B = health criterion values, which are available from toxicological reviews published in the C4SL project methodology report. C = Category 4 Screening Levels (C4SLs) based on 6% soil organic matter. D = Value provided is based on Methyl Mercury. Should elemental mercury be observed or a source be known then a limit of 102 should be used.									
Job Name	Woodman Inn			KEY Exceeds SSV Exceeds 2017, Below 2015 Below limit of detection (LOD) 									
Date	27.07.2026			Sample Location	WS01	WS02	WS03						
Client	Frederic Robinson Limited			Depth Top	0.5	0	0						
				Depth Base	1.0	0.4	0.4						
Determinand	Units	Ref	LOD	Public Open Space Park 1%									
Aromatic TPH >C10-C12	mg/kg	A+	1.0	8260	369	< 1.0	< 1.0	< 1.0					
Aromatic TPH >C12-C16	mg/kg	A+	2.0	10600	155	< 2.0	< 2.0	< 2.0					
Aromatic TPH >C16-C21	mg/kg	A+	10.0		7870	< 10	< 10	< 10					
Aromatic TPH >C21-C35	mg/kg	A+	10.0		7870	< 10	< 10	< 10					
Aromatic TPH >C35-C44	mg/kg		10.0										
Total Aromatic Hydrocarbons	mg/kg		10.0										
Total Petroleum Hydrocarbons	mg/kg		10.0										
pH			N/A			6.50	7.20	7.60					
Sulphate (2:1 Water Soluble) as SO4	g/l		0.00125			0.034	0.028	0.012					
ACM Type			N/A			Not detected	Not detected	Not detected					
Asbestos Identification	%					-	-	-					
ACM Detection Stage			N/A			-	-	-					
Moisture	%		0.01			20.00	13.00	15.00					
Soil Colour			N/A										
Other Material			N/A										
Soil Texture			N/A										
Sulphate (Total)	%		0.005			0.06	0.03	0.03					
Organic Matter	%		0.1			2.20	1.50	1.50					